



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Electronic Agenda Packet Planning and Zoning Commission

Monday, January 11, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:30 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- A.1** [TMP-1593](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

- B.1** [TMP-1592](#) Consider approval of the minutes of the December 14, 2015 Planning and Zoning Commission meeting and take appropriate action.
- B.2** [15-PL-09](#) Consider a request for final plat approval of Royal Hospitality Addition, Lots 1 and 2, Block A.

C. PUBLIC HEARING

- C.1 [15-SP-09](#) **Consider a request from Minsuk Kim / Komerica Building Maintenance Inc. for a detailed Site Plan for a retail building located at 13150 Senlac Drive and take appropriate action. This 3.451-acre site is located within Planned Development 77 (PD-77) zoning district. This Site Plan request includes one Special Exception.**

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, January 7, 2015 by Kenecia Brown.

City Administration



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1593

Agenda Date: 1/11/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.1

Discuss regular agenda items.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1592

Agenda Date: 1/11/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.1

Consider approval of the minutes of the December 14, 2015 Planning and Zoning Commission meeting and take appropriate action.

RECOMMENDATION:

Staff recommends approval of the minutes of the December 14, 2015 meeting.

ACTIONS:

1. Motion to approve the minutes of December 14, 2015.
2. Any other action desired by the Commission.

ATTACHMENTS:

1. Minutes of December 14, 2015.



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, December 14, 2015

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

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A. STUDY SESSION

- Present** 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Terry Lynne, and Commissioner Chris Brewer
- Staff** 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

A.1 [TMP-1516](#) Discuss regular agenda items

A.2 [TMP-1518](#) Discussion on the Eastside Plan

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:00 pm.

B.1 [TMP-1514](#) Consider approval of the minutes of the October 26, 2015 Planning and Zoning Commission meeting and take appropriate

action.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that the Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.2 [TMP-1519](#)

Consider approval of the minutes of the November 9, 2015 Joint Planning and Zoning Commission and City Council Meeting and take appropriate action.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Honnoll, that the Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.3 [15-PL-08](#)

Consider a request for final plat approval of Mira Lago Hospitality Addition, Lots 1, 2, 3, 4 and 5, Block A, and Lot 1, Block B.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 9.44 acre site is located east of Mira Lago Blvd and south of LBJ Fwy in PD-81. The site includes a dedication of Hotel Road which has been renamed San Dia Trail. This roadway will connect LBJ Fwy and Mira Lago Blvd in a north and south fashion. This case was originally presented to the Commissioners in July 2015 as a request for a Specific Use Permit for the development of two hotels; the Ordinance was approved by City Council.

Chairperson Hardie asked the Commissioners if they had any questions regarding this agenda item; Commissioner Reed asks about the façade materials used. Mrs. Jackson advised that masonry was used as approved in the specific use permit request.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.4 [15-PL-11](#)**Consider a request for final plat approval of Mar Thoma Church of Dallas, Farmers Branch Addition, Lot 1, Block A.**

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 9.44 acre site is located east of Luna Road between Knightsbridge and Crown Dr. in zoning district I-RU. The site includes a dedication of a 15ft. water easement and the addition of right-of-ways on the corners of the property to improve traffic flow. This case was originally presented to the Commissioners in October 2014 as a Specific Use Permit request to develop a multi-purpose facility; the Ordinance was approved by City Council.

Chairperson Hardie asked the Commissioners if they had any questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner Honnoll, seconded by Commissioner O'Quinn, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

C. PUBLIC HEARING**C.1** [15-SU-14](#)**Consider a request from Paul Glover / Storage Choice for a Specific Use Permit amendment to allow the reuse of the entire existing warehouse at 4250 McEwen as a corporate storage facility and take appropriate action. This site is located within the Light Industrial zoning district.**

Andreea Udrea, Planner II, gave a brief presentation stating that the site is located in the Light Industrial zoning district at the southwest corner of McEwen Rd. at the intersection of McEwen Rd. and Midway Rd.; noting that the lot includes a 134,000 sq. ft. warehouse and two parking strips composed of approximately 80 parking spaces. The proposed property was originally presented to the Commissioners in October 2015 as a specific use permit request to renovate the 2nd floor of the storage facility; Ordinance 3346 was approved by City Council. The applicant is currently requesting an amendment to allow the development of the entire storage facility to include expanding the existing mezzanine to the second floor, façade improvements, a new storefront access, 1,343 climate-controlled units varying from 25 sq. ft. - 320 sq. ft. in size, industrial elevators, two loading areas with indoor, U-shaped driveways, and an administrative office. To enhance security, the applicant has proposed the use of a self-storage kiosk and keypad entry devices, an alarm system, 32 security cameras throughout the building, and on-site management in the administrative office at all times.

As there is not currently a parking ratio defined within the CZO for this type of use, the applicant provided a parking study that is based on the parking standards set by the Institute of Transportation Engineers. This study recommends a parking ratio of .2 parking spaces per 1,000 sq. ft. of self-storage floor area which equates to approximately 38 parking spaces, with an average of 64 storage units per parking space. The applicant's proposed landscape plan comprises 12% of the site, which includes 16 additional trees, shrubbery and ground covers, 3 wall signs, and a monument sign on the northwest corner of the site along McEwen Rd. All surrounding property owners within 200 ft. of the property were notified; no letters of opposition were received.

Chairperson Hardie asked if the applicant, Paul Glover, would like to make a presentation; Mr. Glover declined. Chairperson Hardie asked if anyone in the audience wanted to speak regarding this request; there being none Chairperson Hardie closed the public hearing and asked the Commissioners to offer any questions.

Commissioner Lynne asked if vehicles and boats would be stored at the facility. He also asked the applicant to confirm the hours of operation. Mr. Paul Glover (3904 Wentwood Dr., Dallas, TX) approached the podium and explained that no vehicles will be stored at the facility and the facility will close for business at 10pm nightly.

Commissioner O'Quinn asked Mr. Glover if there were any lighting upgrades necessary for improved security. Mr. Glover notes that the lighting was deemed sufficient but would be reviewed.

Commissioner De Los Santos notes that the two industrial elevators shown on the landscape plan are not shown on the floor plan. Mrs. Udrea explained that the landscape plan shows the newly proposed renovations and the original floor plan will be updated to reflect these changes.

Chairperson Hardie asked the Commissioners if there were any additional questions for the applicant; there being none Chairperson Hardie asked for a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner Lynne, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

Specific Use Permit (SUP) for a gasoline service station on the southeast corner of Luna Road and I-635 eastbound frontage road (also known as 1600 LBJ Freeway). This SUP amendment request proposes a new associated Site Plan with several Special Exceptions for the development of the new gasoline service center and convenience store. This 7.1120 - acre site is located within Planned Development Number 88 (PD-88) zoning district.

Andy Gillies, Director of Community Services, gave a brief presentation stating that the 7.1 acre site is located in the Light Industrial / PD-88 zoning district at the southeast corner of Luna Rd. and LBJ Fwy; noting that the lot includes a 20-bay canopy along Luna Rd. and a 5,800 sq. ft. convenience store. The proposed property was originally presented to the Commissioners in July 2015 as a specific use permit request for the use of the service station with approximately 42 parking spaces. The applicant is currently requesting an amendment to increase onsite parking to 62 spaces, shift the convenience store closer to Luna Rd., as well as the use of an 18-bay canopy along the east side of the building. These modifications will allow improved circulation for customers and fuel trucks which will aid in the development of a more linear site along LBJ Fwy. At this time only one site entry point has been approved by TX DOT; the applicant is working with Planning staff to gain approval of a second entrance. The standards for masonry, signage, and building façade as well as the special exceptions will remain as approved in the original SUP request. All surrounding property owners within 200 ft. of the property were notified; no letters of opposition were received.

Commissioner O'Quinn asked Mr. Gillies to explain the underground powerline routing along Luna Rd. Mr. Gillies notes that it is cost-efficient to allow a small portion of the powerlines to remain above ground along Luna Rd. and the remaining length to remain underground as they approach the bridge near LBJ Fwy.

Commissioner O'Quinn notes that in residential areas powerlines may begin to lean and suggests that any electrical poles that remain should have oncor to keep them upright. Commissioner Blackson asked if it is possible and/or costly to have the small area of land buried for a more pleasing appearance. Chairperson Hardie invites the applicant, Truitt Priddy, to the podium. Mr. Priddy (1120 N Industrial Blvd, Euless, TX 76039), notes that the estimated 40 ft. TRA easement near the powerlines presents an obstacle in gaining support from 4 utility companies to bury their lines over sanitation sewer lines that will require sporadic maintenance as well as assistance from Oncor transmission that serves the area and the hotels across from this location. The cost of this endeavor will be significant and will require the applicant to reevaluate the project entirely. He also notes that there are only standard powerlines along the frontage road and he is in the process of working with the power company to bury them.

Commissioner Blackson notes that while the burial would be costly, over time the expense would pale in comparison to revenues earned and the burial would enhance the appearance of the business area.

Chairperson Hardie asked Mr. Priddy to explain the utility routing. Mr. Priddy advised that in order to maintain organization, safety, and service quality to the neighboring properties it would require the use of duct bank systems which are very sizeable and complex.

Vice Chairman Beck asked Mr. Priddy about possible gasoline contamination into the creek from the two sanitation sewer lines. Mr. Priddy advised that there will be a hydro-dynamic oil separated to keep the water and sanitation lines clear of contamination.

Commissioner Lynne expressed his concern that the storage containers may contaminate the creek water and storm sewers. Mr. Priddy advised that the storage tanks are doubled-walled and coupled with a sensory technology that can more accurately pinpoint spills or damages to help maintain the cleanliness of sewer lines. Mr. Gillies notes that the powerlines will be buried within the 700 ft. space from the edge of Luna all the way to the frontage road.

Commissioner Brewer asked if the powerlines can be moved and expressed his concern that they will quickly become a blemish and are subject to lean within coming years. Mr. Gillies advises that Planning staff compromised on shifting the powerlines eastward for alignment during the original SUP process. Public Works staff also reviewed the site plan and noted that it was reasonable to allow the applicant to leave the lines along Luna Rd. He notes that it is at the discretion of the Commission to have the powerline location a condition of the amendment approval.

Commissioner Blackson notes that he does not find the powerlines to be detrimental to the development of the gasoline service station and does not wish to lose the potential revenues that the business may bring to the City. Mr. Priddy advises that the power feeds from the northwest corner of the site and flows over or under LBJ Fwy. If the utility company needs to access these lines they will be required to drill underground to do so, which may be more cumbersome than needed.

Chairperson Hardie asked the Commissioners and the audience if anyone had any additional questions regarding this agenda item; there being none Chairperson Hardie closed the public hearing and asked the Commissioners for a motion regarding this item.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Honnoll, that this meeting be adjourned at 7:50 pm. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

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Certification

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City Administration



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-PL-09

Agenda Date: 1/11/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: B.2

Consider a request for final plat approval of Royal Hospitality Addition, Lots 1 and 2, Block A.

BACKGROUND:

Royal Hospitality Texas LLC and Platinum Square LLC are the owners of a 6.104 acre tract of land on the west side of Luna Road, between LBJ Freeway and Mercer Parkway. The property is presently part of Block A, Westside Addition, Section 1, platted in 2006.

The owners desire to re-plat the property as Royal Hospitality Addition, Lots 1 and 2, Block A, for a hotel development addressed as 12101 and 12301 Luna Road.

The proposed final plat of Royal Hospitality Addition, Lot 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

RECOMMENDATION:

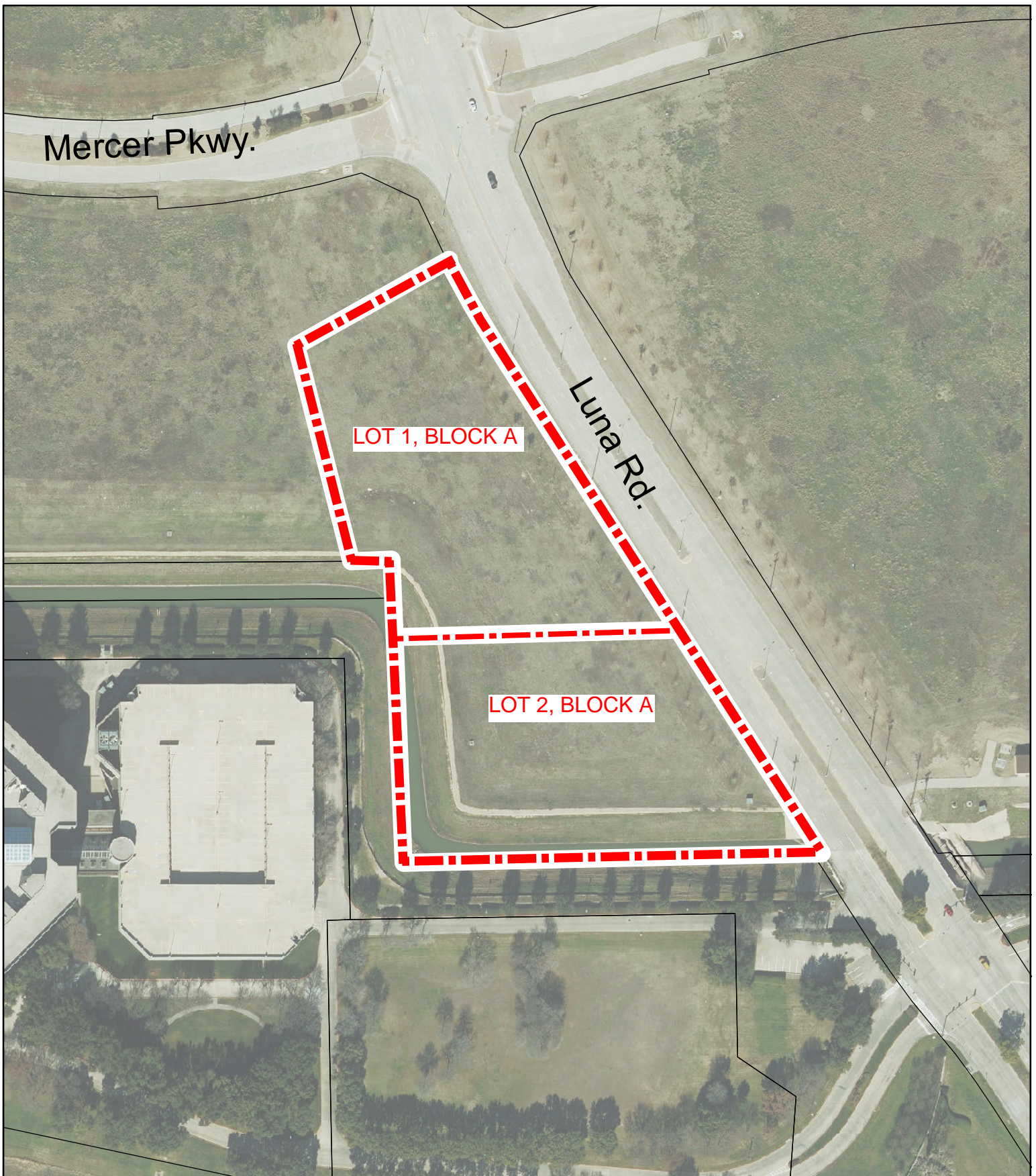
City Administration recommends final plat approval of Royal Hospitality Addition, Lot 1 and 2, Block A.

ACTIONS:

1. Motion to APPROVE the final plat of Royal Hospitality Addition, Lot 1 and 2, Block A.
2. Motion to DENY the final plat of Royal Hospitality Addition, Lot 1 and 2, Block A.
3. Any other action desired by the Planning and Zoning Commission.

ATTACHMENTS:

1. Location Map
2. Final Plat of Royal Hospitality Addition, Lot 1 and 2, Block A
3. Staff Report



Mercer Pkwy.

Luna Rd.

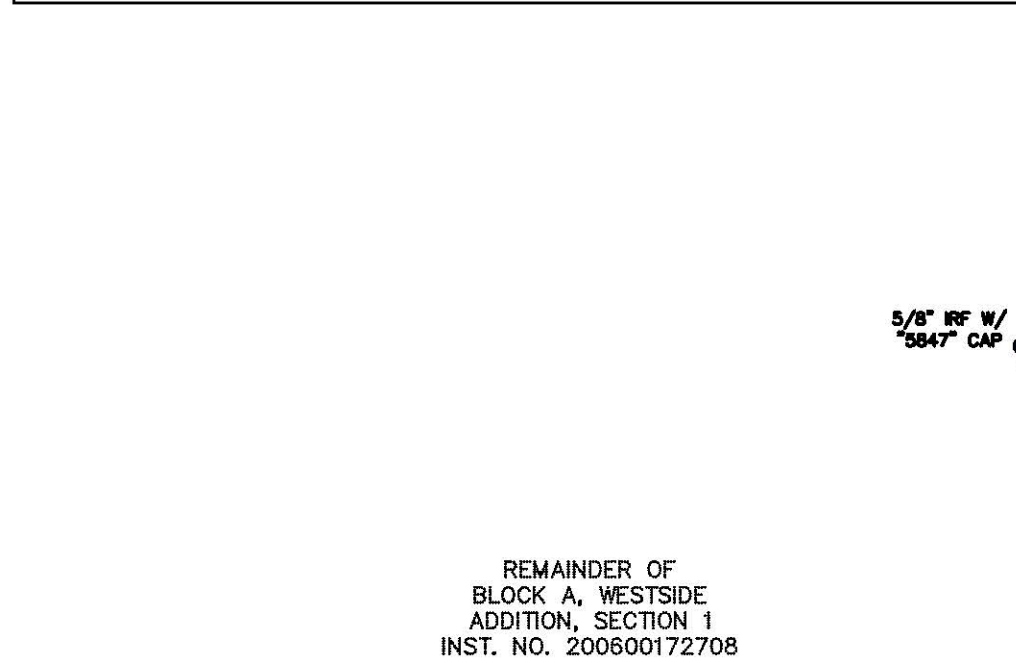
LOT 1, BLOCK A

LOT 2, BLOCK A



Location Map Royal Hospitality Addition





AEC2	126.94'	100.00'	-
AEC3	28.94'	49.98'	-
AEC4	7.01'	10.00'	-
AEC5	31.67'	26.00'	-
AEC6	157.28'	124.00'	-
AEC7	36.16'	26.00'	-

ELECTRIC EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C4	5.00'	1590.00'	00°10'49"	S28°47'05"E	5.00'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

ROYAL HOSPITALITY LLC

BY: Zahra A. Makhani, Manager

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Zahra A. Mahkani, Manager of Royal Hospitality, LLC, known to me to be the person whose name is

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for The State of Texas

EXECUTED this the ____ day of _____, 2016.

BY: Ali Makhani, Manager

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Ali Makhani, Manager of Platinum Square, LLC known to me to be the person whose name is subscribed to,

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for The State of Texas

EXECUTED this the ____ day of _____, 2016.

WHEREAS, Royal Hospitality, LLC, a Texas limited liability company and Platinum Square, LLC, a Texas limited liability company are the sole owners of that certain tract of land situated in the Francis Miller Survey, Abstract Number 926 and the James F. Chenoeth Survey, Abstract Number 267, City of Farmers Branch, Tarrant County, Texas, and being all or a portion of the land owned by the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 200600172708, Official Public Records of Dallas County, Texas, and being all that certain tract of land to Platinum square, LLC, by deed recorded in Instrument No. 201500188199, said Official Public Records, and being all that certain tract of land to Royal Hospitality, LLC, by deed recorded in Instrument No. 201400329511, said Official Public Records, and being more particularly described as follows:

THENCE along the common line of said Block A and said Park West Phase II as follows:

THENCE South 89 deg. 41 min. 26 sec. West, along the common line of said Block A and said Farmers Branch-Carrollton Flood tract, a distance of 50.15 feet to a PK nail found with shiner for corner;

SEQUENCE through the interior of said Block A, as follows:

North 14 deg. 12 min. 30 sec. West, a distance of 288.24 feet to a 5/8 inch iron rod with "5847" cap.
found for the Northwest corner of the herein described tract;
North 60 deg. 55 min. 02 sec. East, a distance of 224.29 feet to a 5/8 inch iron rod with "Pate 5847"
cap found from which a 1/2 inch iron rod with "5664" cap found bears North 88 deg. 24 min. 39 sec.
East, 0.20 feet for the Northeast corner of the herein described tract, same being in the East line of
said Block A, same being in the Southwest right-of-way line of aforesaid Luna Road, same being the
beginning of a non-tangent curve to the left, having a radius of 1590.00 feet and a central angle of 05
deg. 09 min. 55 sec.;

THENCE along the common line of Block A and said Luna Road as follows:

Along said curve to the left, an arc distance of 143.34 feet and a chord bearing and distance of South 29 deg. 43 min. 39 sec. East, 143.29 feet to a 5/8 inch iron rod with "Pate 5847" cap found for angle point;

South 32 deg. 25 min. 12 sec. East, a distance of 764.52 feet to THE POINT OF BEGINNING and containing 265,909 square feet or 6.104 acres of computed land, more or less.

THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Timothy R. Mankin
Texas Registration No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for The State of Texas

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2016.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

ROYAL HOSPITALITY ADDITION

LOTS 1 AND 2, BLOCK A

6.104 ACRES OF LAND

BEING A REPLAT OF A PORTION OF

BLOCK A, WESTSIDE ADDITION SECTION 1
INSTRUMENT NO. 200600172708

ADDITION TO THE CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926 &
THE JAMES F. CHENOETH SURVEY, ABSTRACT NO. 267



STAFF REPORT

Case Number: 15-PL-09
Request: Final Plat Approval for Royal Hospitality Addition, Lots 1 and 2, Block A
Address: 12101-12301 Luna Road
Lot Size: 6.104 Acres
Petitioner: Royal Hospitality Texas LLC and Platinum Square LLC

Royal Hospitality Texas LLC and Platinum Square LLC are the owners of a 6.104 acre tract of land on the west side of Luna Road, between LBJ Freeway and Mercer Parkway. The property is presently part of Block A, Westside Addition, Section 1, platted in 2006.

The owners desire to re-plat the property as Royal Hospitality Addition, Lots 1 and 2, Block A, for a hotel development addressed as 12101 and 12301 Luna Road. It will be necessary for the City to consider abandoning a monument sign easement to accommodate the construction of a driveway entrance from Luna Road near the southeast corner of Lot 2. The easement was granted to the City in 2006, but the monument sign was never constructed and is no longer deemed to be necessary.

The proposed final plat of Royal Hospitality Addition, Lot 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-SP-09

Agenda Date: 1/11/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Site Plan

Agenda Number: C.1

Consider a request from Minsuk Kim / Komerica Building Maintenance Inc. for a detailed Site Plan for a retail building located at 13150 Senlac Drive and take appropriate action. This 3.451-acre site is located within Planned Development 77 (PD-77) zoning district. This Site Plan request includes one Special Exception.

BACKGROUND:

The applicant proposes to develop a 19,725 sf. retail building at 13150 Senlac Dr. within Planned Development 77 (PD-77) zoning district. This Site Plan request includes one Special Exception to provisions for Off-Street Parking Setbacks (Chapter V).

RECOMMENDATION:

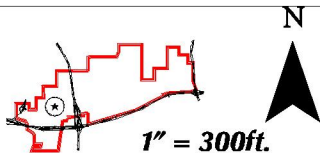
Staff recommends approval of the Detailed Site Plan.

ACTIONS:

1. Motion to recommend Approval of the Detailed Site Plan including the Special Exception as presented at this meeting.
2. Motion to recommend Denial of the Detailed Site Plan as presented at this meeting.
3. Motion to recommend Approval with modifications of the Detailed Site Plan.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Site Plan
5. Landscape Plan
6. Elevations
7. Site Photographs
8. Notification Map
9. Summary of Mailed Notices



15-SP-09
13150 SENLAC DR

No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.

Attachment I (page 2 of 2) **Aerial Map**



Produced by the Information Services Dept.
of the City of Farmers Branch, Texas on November 30, 2015



STAFF REPORT

Case Number: 15-SP-09
Request: Detailed Site Plan for a new retail building
Address: 13150 Senlac Drive
Lot Size: 3.451 Acres
Petitioner: Minsuk Kim (Komerica Building Maintenance)

Existing Conditions:

This 3.451-acres site is located on the southeast corner of Valley View Lane and Senlac Drive. The property is surrounded by light industrial and retail uses on all sides. This site is located within Planned Development No. 77 (PD-77) (See Location Map).

Site Design:

With this Detailed Site Plan, the applicant, Komerica Building Maintenance, is planning to develop the northern portion of the property, consisting of 1.88 acres. The remaining 1.571 acres will be developed at a later date.

On this northern portion, the new retail building (19,725 square feet) is situated facing both Senlac Dr. and Valley View Ln. The building will contain approximately 9 suites to accommodate retail and office uses. The applicant has proposed restaurant uses in one or two of the suites. However, PD-77 requires restaurant uses obtain a Specific Use Permit (SUP). Therefore, the applicant has indicated the potential location for restaurant tenants on the site plan but understands that the approval of the use requires a SUP. The northernmost restaurant also may include associated outdoor seating towards Valley View Lane. (See Site Plan).

The site is accessible by two driveway access, one from Senlac Dr., from the south of the property, and the other one from Valley View Ln., at the northeast corner of the property. The applicant also proposes to install a 6 ft. wide sidewalk along Senlac Drive and Valley View Lane. (See Site Plan).

Elevations:

The proposed retail building will have an average height of 21 ft. and will have tower accents of 29 ft. in height at each corner. The architectural style for this building is a combination of stone masonry and painted concrete panels with metal accents. The proposed facades meets and exceeds the City's masonry requirements. The building will have storefront windows of dark brown anodized aluminum and awnings covered with Spanish roof tiles. The building will also have Spanish style details and fixtures. (See Elevations)

Parking:

The building will be served by 94 parking spaces with 4 ADA parking spaces distributed around the building on all sides. This meets the City's requirements for the parking ratio for retail, office and the restaurant uses.

Landscaping:

The proposed Landscape Plan includes approximately 27% of the site to be used as landscaped open space. Due to site constraints, the applicant has to remove the existing trees along the eastern property line. There are 29 trees that the applicant proposes to remove. As compensation, the applicant will plant a total of 35 new trees along Senlac Dr. and Valley View Ln. and in the landscape islands throughout the parking lot. Staff supports the tree replacement proposal, considering the landscape plan places the new trees along public streets offering a better curb appeal and better street view.

The new trees will be a combination of Live Oak and Crape Myrtle. The proposed landscape islands include a combination of trees, shrubbery and ground covers. All parking areas are will be screened from public view with a 3-ft. in height landscaped berm along Senlac Drive and Valley View Lane. (See Landscape Plan)

Signage:

The applicant has proposed installing one multi-tenant monument sign (6 ft. high and 10ft. wide) at the corner of Senlac Dr. and Valley View Ln. in front of the new retail building. This proposed signage is consistent with the City's Sign Ordinance. (See Landscape Plan)

Special Exception:**Off-street parking (Chapter V). *Site positioning for Secondary Streets***

PD-77 does not allow any paving forward of the building setback line. According to PD-77, the building setback line for secondary streets shall be minimum twice the building height from the street right-of-way line. In this case, the building setback line should be 59 feet. (Chapter III. Building Setbacks)

This Detailed Site Plan proposes a 15 ft. setback for the parking lot along Senlac Drive. The proposed building will be located at a minimum 67 ft. setback from the property line. The parking lot setback along Senlac was proposed by the applicant considering the design possibilities within the narrow configuration of this corner lot and the need to accommodate the interior driveway and parking lot. Staff supports the proposed site layout with the Special Exception (parking lot setback encroachment), due to the quality of the proposed landscape plan,

the screening along Senlac Dr., the placement of the proposed building and the configuration of the surrounding properties.

Staff supports the Special Exception

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Therefore this proposed retail use would be consistent with the West Side Plan.

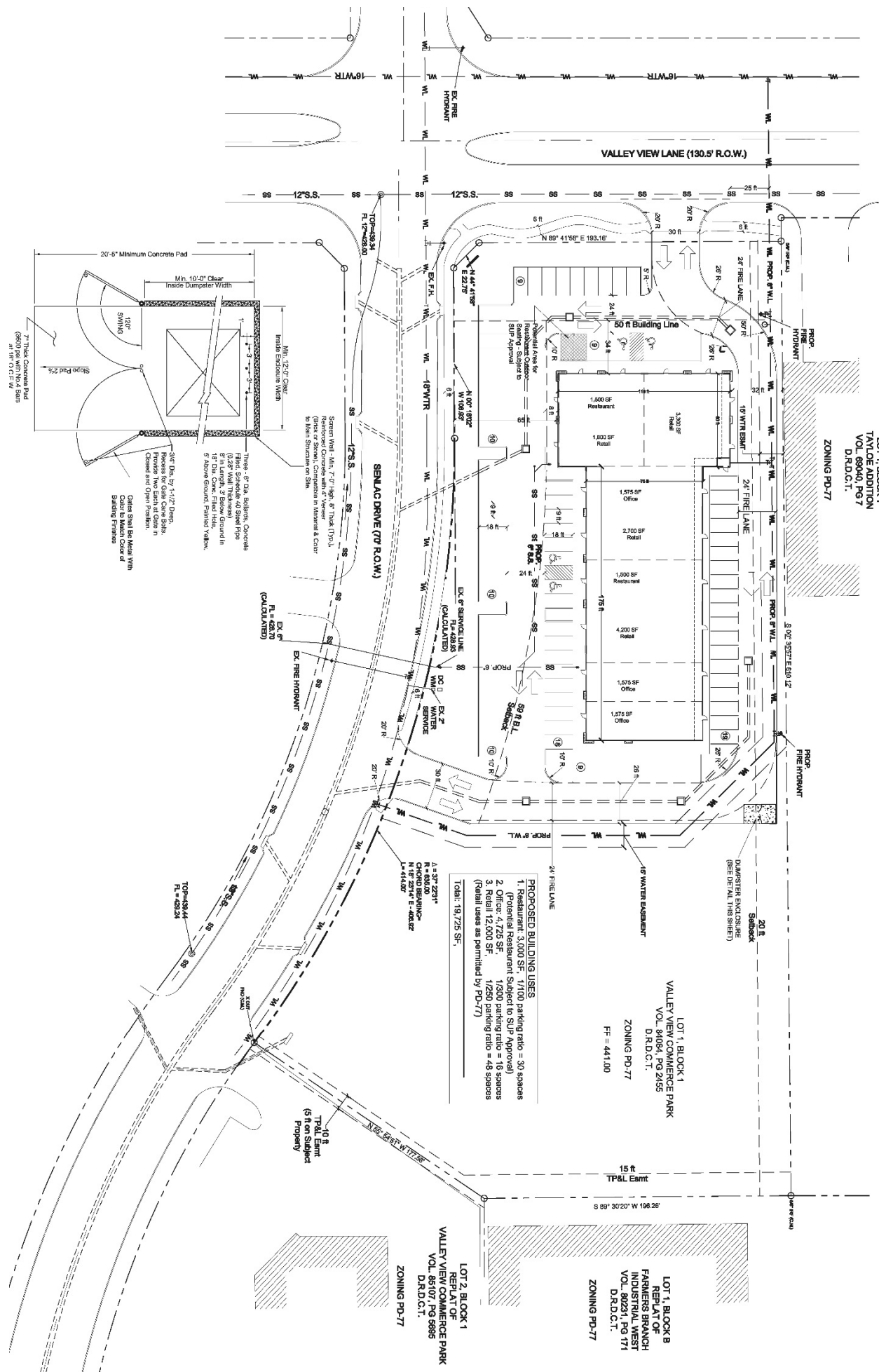
Thoroughfare Plan:

No improvement to this portion of Senlac Dr. and Valley View Ln are planned or budgeted at this time.

Public Response:

Eight (8) zoning notification letters were mailed to the surrounding property owners on December 30th, 2015. Two zoning notification signs were also placed on the site the same day. As of January 8th, 2016 no letters of opposition had been received.

Site Plan

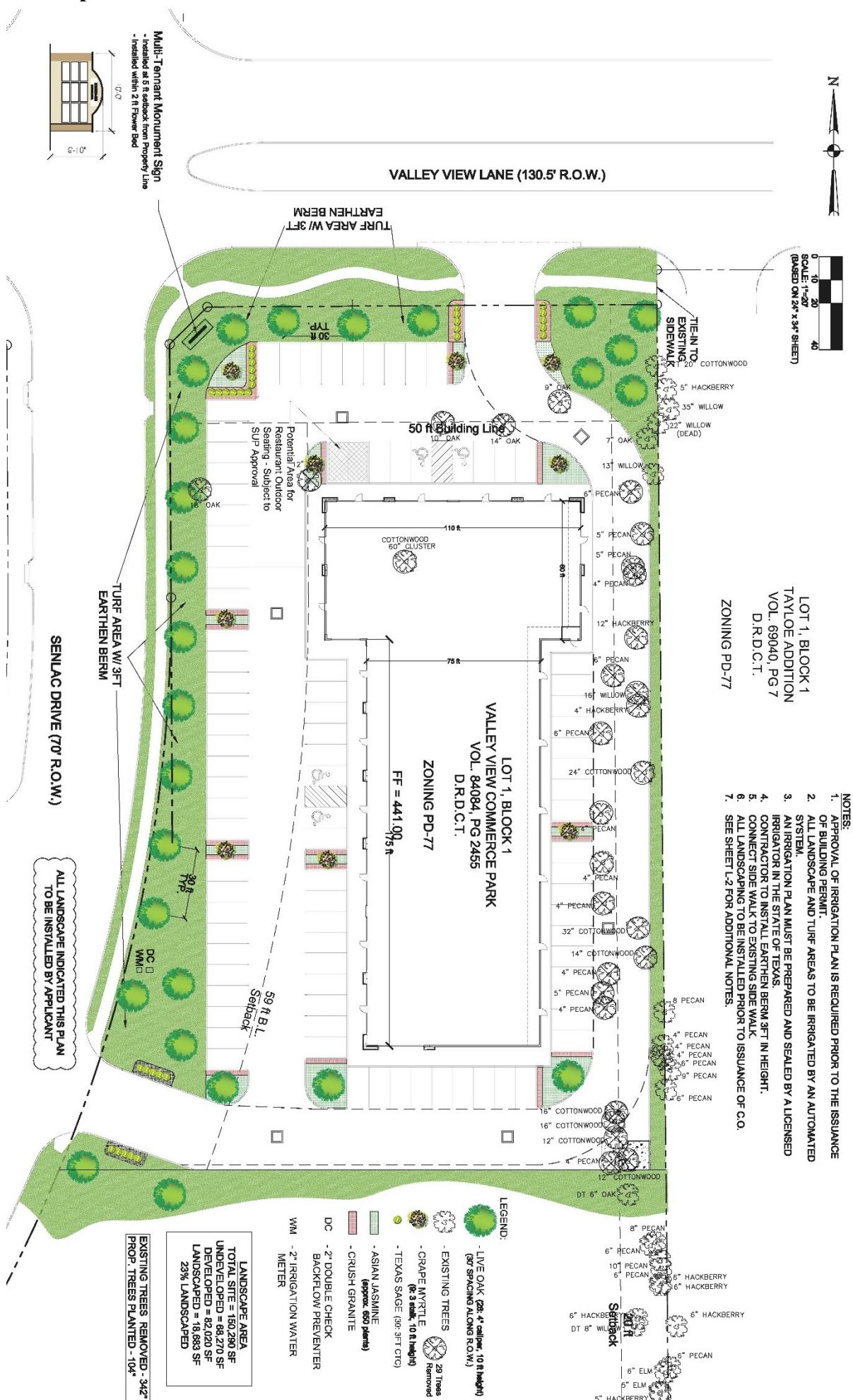


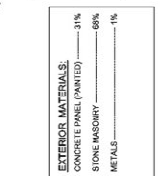
PARKING CALCULATIONS	
BUILDING (RETAIL)	19,725 SF
REQUIRED (1:250 SF)	79
PROVIDED	64
STANDARD SPACES	80
HANDICAP SPACES	4

SITE COVERAGE CALCULATIONS	
TOTAL AREA OF SITE (GROSS ACRES)	150,325.6 SF
TOTAL FLOOR AREA RATIO	13.1 %
TOTAL IMPERVIOUS COVER	88,659 SF
PERCENTAGE OF IMPERVIOUS AREA	44.4 %
TOTAL BUILDING COVERAGE	19,726 SF

BUILDING CALCULATIONS	
PROPOSED USE - RETAIL and as Permitted by PO-77	19,725 SF
NUMBER OF STORIES	1
HEIGHT OF BUILDING	29.5 FT
FINISH FLOOR ELEVATIONS	441.00
FOUNDATION TYPE	PIER & BEAM

Landscape Plan





N.T.S.

Site Photographs



Street view from Senlac Drive

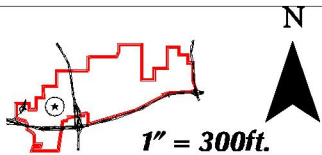


Street view from Valley View Lane



Summary of Mailed Notices
Property Owner List
15-SP-09 13150 Senlac

Map	First Name	Address	City	State	Zip	Written Response
1	FENTON REAL ESTATE INC	1505 LBJ Fwy Suite 180	Farmers Branch	TX	75234-6074	<i>No response</i>
2	DARK HORSE PPTIES LLC	2051 Valley View Ln	Farmers Branch	TX	75234-8946	<i>No response</i>
3	VALLEY VIEW INVESTMENTS LTD	2020 Valley View Ln	Farmers Branch	TX	75234-8909	<i>No response</i>
4	TOM LOFTUS INC	9768 Ranch Road 962 E Suite R	Cypress Mill	TX	78663-8434	<i>No response</i>
5	TRANSCONTINENTAL LAMAR INC	1603 LBJ FWY Suite 300	Dallas	TX	75234-6057	<i>No response</i>
6	HYDROTEX HQ LLC	12920 Senlac Dr Suite 190	Farmers Branch	TX	75234-9237	<i>No response</i>
7	STONEDOME REAL ESTATE LLC	901 Quail Creek Ct	Southlake	TX	76092-3117	<i>No response</i>
8	CROWN HOLDINGS CAPITAL REALTY	3819 Maple Ave	Dallas	TX	75219-3913	<i>No response</i>



15-SP-09
13150 SENLAC DR

No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.



Notification Map

Produced by the Information Services Dept.
of the City of Farmers Branch, Texas on November 30, 2015

